

**City of Alamo Heights  
BOARD OF ADJUSTMENT  
MINUTES**

July 1, 2009

The Board of Adjustment held its rescheduled meeting in the Council Chambers at 6120 Broadway on Wednesday, July 1, 2009 at 5:30 p.m.

Members present and composing a quorum of the Board:

Bill Orr – Chairman  
Susan Wilson – Vice Chair  
Mary Bartlett  
Hall Hammond, Alternate

Members Absent:

Gregg Chislett  
Andrew Herdeg, Alternate

Staff Members Present:

Ann McGlone, Community Development Director  
Gracie Flores, Community Development Representative  
Kathy Rodriguez, Community Development Coordinator

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The meeting was called to order by Mr. Orr at 5:36 p.m.

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Mr. Hammond made a motion to approve the minutes from June 3, 2009 as submitted. Ms. Wilson seconded the motion.

The motion was approved with the following vote:

FOR: Orr, Wilson, Bartlett, Hammond

AGAINST: None

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**CASE NO. 2007**

**416 College Blvd., Application of Roslyn Mazal, owner, to construct a second floor addition to an existing single story garage located at 416 College Blvd, CB 4024 BLK 162 LOT 2, E 25 FT OF 1, zoned SF-A. The permit was denied on the grounds of the following: 1) the height for the accessory building from grade to the top of the ridge will be 23'-6" instead of the 20'-0" maximum height allowed per Sec. 3-18(4); 2) the wall plate height for the accessory building will be 19'-3" instead of the 14'-0" maximum allowed per Sec. 3-14(4); 3) the side yard setback will be 3'-0" instead of the 5'-0" minimum allowed per Sec. 3-15(4); 4) the rear yard setback will be 3'-0" instead of the 5'-0" minimum per Sec. 3-16(3).**

**Revised plans were submitted on June 2, 2009, (Revised Request) the variance request will be for the wall plate height for the accessory building that will be 16' -0" instead of the 14'-0" maximum allowed per Sec. 3-14(4).**

Ms. Rodriguez announced that the applicant had presented staff with revised plans that no longer required a variance, therefore, the applicant withdrew the request.

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**CASE NO. 2009**

**205 Cloverleaf Ave., Application of Edmund Curran and Dr. Nora Walker, owners, to construct a new carport located at 205 Cloverleaf Ave., CB 5571A BLK 7 LOT 58, zoned SF-A. The permit was denied on the grounds that the rear yard setback for the main structure will be 19'-10.5" instead of the 35'-0" minimum required per Sec. 3-16(1).**

Mr. Chris Shultz, Wills-Lipscomb/Shultz Architects, explained that the current garage is non-compliant with the City's Zoning code and due to geometries and existing construction, it cannot be remodeled to bring it into compliance. There was discussion pertaining to the excavation that would be necessary and materials that would be used.

Mr. Hammond made a motion to approve Case No. 2009 as submitted. Ms. Wilson seconded the motion.

The motion was approved with the following vote:

FOR: Orr, Wilson, Bartlett, Hammond

AGAINST: None

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There being no further business, the meeting was adjourned.

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**THE PROCEEDINGS OF THE BOARD OF ADJUSTMENT ARE ALSO RECORDED ON COMPACT. THESE MINUTES ARE THE OFFICIAL RECORD OF THE PROCEEDINGS CONTAINED HEREIN. THESE MINUTES ARE NOT A VERBATIM TRANSCRIPT OF THE PROCEEDINGS AND DO NOT PURPORT TO INCLUDE ALL EVIDENCE PRESENTED OR STATEMENTS MADE.**



Bill Orr, Chairman

8/13/09

Date Signed & Filed



Gracie Flores  
Recording Secretary